



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

(TEMPORARY WORKING SPACE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.003

DESCRIPTION FOR PARCEL 4558.66 TWSE

LEGAL DESCRIPTION OF A 1.660-ACRE (72,345 SQUARE FOOT) TRACT OF LAND OUT OF THE REMAINDER PORTION OF A CALLED 54.2-ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO TRAVIS MIZPAH, LTD. BY WARRANTY DEED DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 13074, PAGE 565 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.660-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 CONTAINING 1.469 ACRES (64,006 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.191 ACRE (8,339 SQUARE FEET) OF LAND; SAID PART 1 AND PART 2 AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (1.469 ACRES)

BEGINNING FOR REFERENCE on a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found in the westerly right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being the most easterly corner of a called 2.000-acre tract of land conveyed to Burnya Mae McLeod by Document No. 2001220365 of the Official Public Records of Travis County, Texas, same being an angle point in the easterly boundary line of the remainder portion of a called 54.2-acre tract conveyed to Travis Mizpah, Ltd. by instrument recorded in Volume 13074, Page 565 of the Real Property Records of said County, THENCE departing said westerly right-of-way line of Interstate Highway No. 35, with the common boundary line of said called 2.000-acre tract and said remainder portion of the called 54.2-acre tract, N66°52'37"W for a distance of 30.14 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,019,149.75, E=3,096,848.69, for the most southerly corner and **POINT OF BEGINNING** of this tract;

THENCE with said common boundary line of said called 2.000-acre tract and said remainder portion of the called 54.2-acre tract, N66°52'37"W for a distance of 20.10 feet to a calculated point for the most westerly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found on an angle point in said common boundary line bears N66°52'37"W a distance of 63.21 feet;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •
w w w . m a c i a s w o r l d . c o m

THENCE departing said common boundary line, through the interior of said remainder portion of the called 54.2-acre tract, N17°31'37"E for a distance of 3,198.91 feet to a calculated point in the approximate centerline of Onion Creek, being in the northerly boundary line of said remainder portion of the called 54.2-acre tract, being also in the southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, a subdivision recorded in Document No. 200500241 of said Official Public Records, for the most northerly corner of this tract;

THENCE with said northerly boundary line of the remainder portion of the called 54.2-acre tract, same being said southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, being also said approximate centerline of Onion Creek, S71°05'50"E for a distance of 20.01 feet to a calculated point for the most easterly corner of this tract, from which a 5/8-inch diameter iron rod found in said westerly right-of-way line of Interstate Highway No. 35 bears S71°05'50"E a distance of 30.01 feet and S17°31'37"W a distance of 1,681.80 feet;

THENCE departing said southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, through the interior of said remainder portion of the called 54.2-acre tract, S17°31'37"W for a distance of 3,200.39 feet to the **POINT OF BEGINNING** and containing 1.469-acres (64,006 square feet) of land.

PART 2 (0.191 ACRE)

BEGINNING FOR REFERENCE on a brass disk in concrete stamped "Herman Heep Corner" found in the westerly right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being a northeasterly corner of a called 418.601-acre tract of land conveyed to SLF III-Onion Creek, L.P. by Document No. 2007226648 of the Official Public Records of Travis County, Texas, same being the most southerly corner of the remainder portion of a called 54.2-acre tract of land conveyed to Travis Mizpah, Ltd. by instrument recorded in Volume 13074, Page 565 of the Real Property Records of said County, **THENCE** departing said westerly right-of-way line of Interstate Highway No. 35, with the common boundary line of said called 418.601-acre tract and said remainder portion of the called 54.2-acre tract, N62°37'04"W for a distance of 30.45 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,018,723.04, E=3,096,713.93, for the most southerly corner and **POINT OF BEGINNING** of this tract;

THENCE with said common boundary line of the called 418.601-acre tract and the remainder portion of the called 54.2-acre tract, N62°37'04"W for a distance of 20.30 feet to a calculated point for the most westerly corner of this tract, from which a brass disk in concrete stamped "Herman Heep Corner" found on the southwesterly corner of said remainder portion of the called 54.2-acre tract, bears N62°37'04"W a distance of 543.57 feet;

THENCE departing said common boundary line, through the interior of said remainder portion of the called 54.2-acre tract, N17°31'37"E for a distance of 416.10 feet to a calculated point in the common boundary line of a called 2.000-acre tract of land conveyed to Burnya Mae McLeod by Document No. 2001220365 of said Official Public Records and said remainder portion of the called 54.2-acre tract, for the most northerly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found on an angle point in said common boundary line of the called 2.000-acre tract and the remainder portion of the called 54.2-acre tract, bears N67°06'36"W a distance of 81.34 feet;

THENCE with said common boundary line of the called 2.000-acre tract and the remainder portion of the called 54.2-acre tract, S67°06'36"E for a distance of 20.09 feet to a 60d nail set for the most easterly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found in said westerly right-of-way line of Interstate Highway No. 35, being the most southerly corner of said called 2.000-acre tract, same being an angle point in the easterly boundary line of said remainder portion of the called 54.2-acre tract, bears S67°06'36"E for a distance of 30.13 feet,

THENCE departing said common boundary line with the called 2.000-acre tract, through the interior of said remainder portion of the called 54.2-acre tract, S17°31'37"W for a distance of 417.70 feet to the **POINT OF BEGINNING** and containing 0.191-acre (8,339 square feet) of land.

BEARING BASIS NOTE

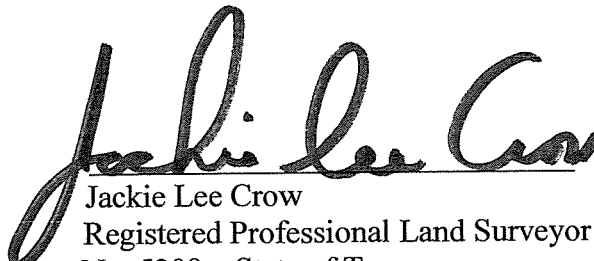
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 7th day of November, 2008, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

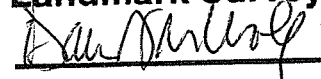

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

MAPSCO 2003 703-R,703-V
AUSTIN GRID NO. F-11
TCAD PARCEL ID NO. 04-4818-0203
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-04-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 11.14.08

Dana A. Markus-Wolf, R.P.L.S. No. 4996
President of the General Partner

Exhibit "B"
Page 4 of 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

NO.	BEARING	DISTANCE
L1	N66°52'37"W	30.14'
L2	N66°52'37"W	20.10'
L3	N66°52'37"W	63.21'
L4	S71°05'50"E	20.01'
L5	N62°37'04"W	30.45'
L6	N62°37'04"W	20.30'
L7	N17°31'37"E	416.10'
L8	N67°06'36"W	81.34'
L9	S67°06'36"E	20.09'
L10	S67°06'36"E	30.13'
L11	S17°31'37"W	417.70'

BEARING BASIS:

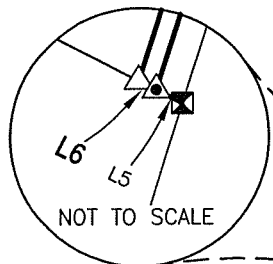
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

SEPTEMBER 26, 2008
REVISED: NOVEMBER 7, 2008

Jackie Lee Crow
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas



**PARCEL 4558.66
TEMPORARY WORK
SPACE EASEMENT
PART 2
0.191 AC.
8,339 SQ. FT.**



SLF III - UNION CREEK, L.P.
DOC. NO. 2007226648
O.P.R.T.C.T.
(418.601 ACRES)

BURNIA MAE MCLEOD
DOC. NO. 2001220365
O.P.R.T.C.T.
(2.000 ACRES)

CITY OF AUSTIN
5' ELECTRIC &
TELEPHONE EASEMENT
VOL. 11372, PG. 556
R.P.R.T.C.T.

**BEGIN FOR
REFERENCE
PART 2**

**PARCEL 4558.66
TEMPORARY WORK
SPACE EASEMENT
PART 1
1.469 AC.
64,006 SQ. FT.**

N 17°31'37" E 3,198.91'
S 17°31'37" W 3,200.39'
RIGHT-OF-WAY LINE

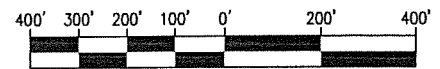
LOT 2, BLOCK "A"
DOUBLE CREEK VILLAGE
BLOCK A
DOC. NO. 200500241
O.P.R.T.C.T.
APPROXIMATE CENTERLINE
UNION CREEK
CITY OF AUSTIN
5' ELECTRIC &
TELEPHONE EASEMENT
VOL. 3815, PG. 2159
D.R.T.C.T.
TRAVIS MIZPAH, LTD.
VOL. 13074, PG. 565
R.P.R.T.C.T.
REMAINDER PORTION OF
(54.2 ACRES)

**POINT OF
BEGINNING PART 2
N=10,018,723.04
E=3,096,713.93
GRID**

Exhibit "B"
Page 5 of 5

S71°05'50"E
30.01'

L4
INTERSTATE HIGHWAY NO. 35
SOUTHBOUND FRONTAGE ROAD
(RIGHT-OF-WAY VARIES)
1,681.80'



GRAPHIC SCALE

1"=400'

LEGEND

- ☒ BRASS DISK FOUND STAMPED "HERMAN HEEP CORNER"
- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McANGUS SURVEYING"
- 5/8" IRON ROD FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

**POINT OF
BEGINNING PART 1
N=10,019,149.75
E=3,096,848.69
GRID**

**BEGIN FOR
REFERENCE
PART 1**

DATE: 9-26-08, 11-07-08
DRAWN BY: T. BLENDEN, J. CROW
MAI JOB NO.: 396-04-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthIH35\DWG\4558.66 TWSE.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



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